



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director

NOVEMBER 26, 2018

TO: Stevenson Ranch Librarian
25950 The Old Road
Stevenson Ranch CA 91381

FROM: Steven Jones 
Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

**SUBJECT: PROJECT NO. 96044 / APPEAL OF HEARING OFFICER'S APPROVAL
OF FOURTH AMENDMENT TO VESTING TENTATIVE TRACT MAP 48086
RPPL2018004065**

The above mentioned permit is scheduled for a Public Hearing before the Regional Planning Commission of Los Angeles County on January 9, 2018.

Please have the materials listed below available to the public through Thursday, January 24, 2019.

If you have any questions regarding this matter, please contact Steven Jones of the Department of Regional Planning at (213) 974-6433.

Thank you.

Attachments:

1. Notice of Public Hearing/Vicinity Map
2. Factual
3. Approval Documents (on disc)
4. Hearing Officer Packages (on disc)

**LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING
NOTICE OF PUBLIC HEARING
APPEAL OF THE HEARING OFFICER'S APPROVAL**

The Los Angeles County Regional Planning Commission will conduct a public hearing to consider the project described below. You will have an opportunity to testify, or you can submit written comments to the planner below or at the public hearing. If the final decision on this proposal is challenged in court, testimony may be limited to issues raised before or at the public hearing.

Hearing Date and Time: Wednesday January 9, 2019 at 9:00 a.m.

Hearing Location: 320 West Temple St., Hall of Records, Rm. 150, Los Angeles, CA 90012

Project & Permit(s): Project No 96044-(5), Fourth Amendment to Vesting Tentative Tract Map No. 48086 RPPL2018004065

Project Location: Site Adjacent to Antelope Valley Freeway off Soledad Canyon Road within the Soledad Zoned District

CEQA Public Review Period: December 6, 2018 to January 8, 2019

Project Description: To amend a revised vesting tentative tract map on 548.1 gross acres.

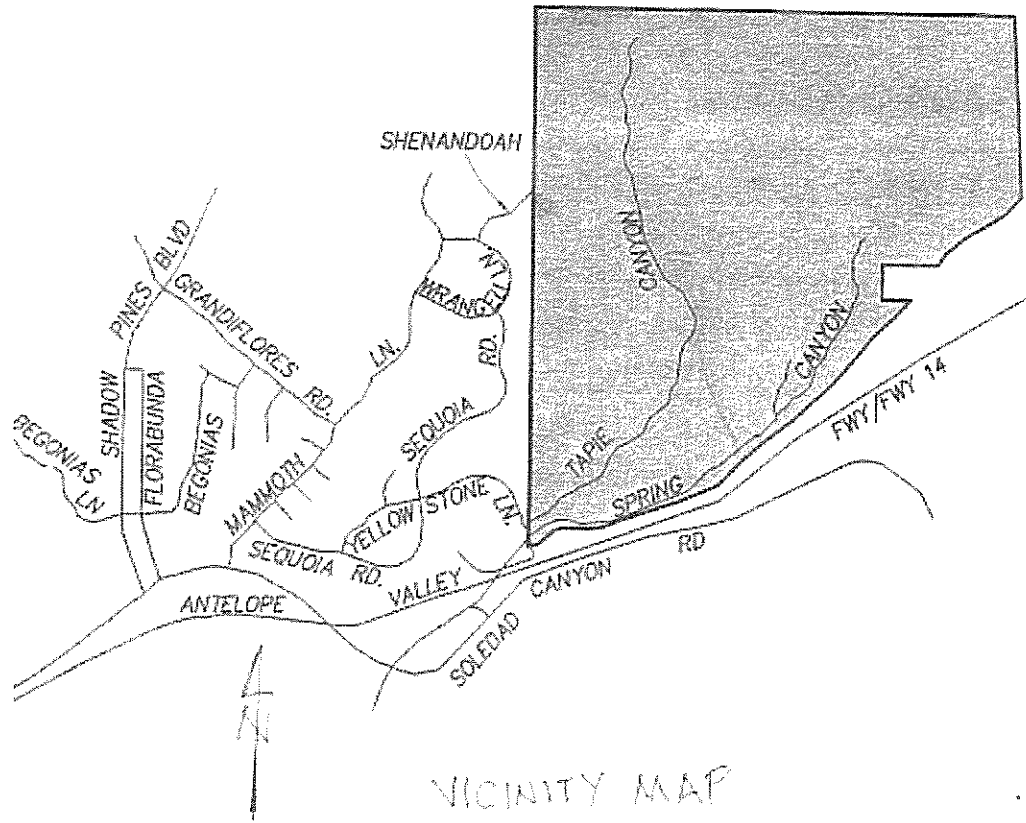
For more information regarding this application, contact **Steven Jones**, Los Angeles County Department of Regional Planning (DRP), 320 W. Temple St., Los Angeles, CA 90012.

Telephone: (213) 974-6433, Fax: (213) 626-0434, E-mail: sdjones@planning.lacounty.gov.

Case materials are available online at

http://planning.lacounty.gov/case/view/amendment_to_tract_map_no_48086 or at Stevenson Ranch Library, 25950 The Old Road, Stevenson Ranch, CA 91381. All correspondence received by DRP shall be considered a public record.

If you need reasonable accommodations or auxiliary aids, contact the Americans with Disabilities Act (ADA) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD) with at least 3 business days' notice. **Si necesita más información por favor llame al (213) 974-6466.**





Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

PROJECT NUMBER

96-044-(5)

HEARING DATE

January 9, 2019

PROJECT SUMMARY

REQUESTED ENTITLEMENT

Fourth Amendment to Vesting Tentative Tract Map No.
48086 - RPPL2018004065
Environmental Assessment No. RPPL2018004166

OWNER / APPLICANT

Raintree Investment Corporation, Matthew Villalobos

MAP/EXHIBIT DATE

August 14, 2018

PROJECT OVERVIEW

The applicant requests approval of a fourth amendment to Vesting Tentative Tract Map No. 48086 to adjust the timing of required conditions of approval relating to triggers and clarifications for grading and road and infrastructure improvements, parks and trails improvements and landscaping installation to create 492 single-family residence lots, a fire station lot, a sheriff substation lot, two park lots and open space on 548.1 acres within zones Zone R-1-6,000 (Single-family Residential, 6,000 Square Feet Minimum Required Area), Zone R-1-7,000 (Single-family Residential, 7,000 Square Feet Minimum Required Area), Zone R-1-8,000 (Single-family Residential, 8,000 Square Feet Minimum Required Area), Zone R-1-10,000 (Single-family Residential, 10,000 Square Feet Minimum Required Area), Zone R-1-15,000 (Single-family Residential, 15,000 Square Feet Minimum Required Area), Zone R-1-20,000 (Single-family Residential, 20,000 Square Feet Minimum Required Area) and Zone A-2 (Heavy Agricultural). The site is currently vacant and undeveloped.

LOCATION

North of the Antelope Valley Freeway and Soledad Canyon Rd, between Shadow Pines Blvd and Agua Dulce Road.

ACCESS

Soledad Canyon Road.

ASSESSORS PARCEL NUMBER(S)

3211-021-043, 044, 045, 046, 048, 050, 051.

SITE AREA

548.1 gross acres.

GENERAL PLAN / LOCAL PLAN

Santa Clarita Valley (OVOV)

ZONED DISTRICT

Soledad

LAND USE DESIGNATION

1990: U1 (Urban 1) and HM (Hillside Management)
2012: H2 (Residential 2 - 2 dwelling units per acre) RL5 (Rural Land 5 - 1 dwelling unit per 5 acres) OS-C (Open Space)

ZONE

R-1-6,000, R-1-7,000, R1-8,000, R-1-10,000, R-1-15,000, R-1-20,000, and A-2

PROPOSED UNITS

492

MAX DENSITY/UNITS

1990: 971

2012: 1,096

COMMUNITY STANDARDS DISTRICT

N/A

ENVIRONMENTAL DETERMINATION (CEQA)

The project was analyzed by the Addendum to the Final Environmental Impact Report, which was certified by the Los Angeles County Board of Supervisors on August 3, 2004 pursuant to CEQA reporting requirements. It was determined that this amendment to the vesting tentative tract map will not exceed the established threshold criteria for any environmental factor, and as a result, will have no significant effect on the physical environment.

KEY ISSUES

- Proposed changes help clarify timing consistent with current protocol to implement the project and provide housing for the region.
- The Subdivision Committee recommend approval of the changes.
- Project is consistent with the Santa Clarita Valley Area Plan.

CASE PLANNER:

Steven Jones

PHONE NUMBER:

(213) 974 - 6433

E-MAIL ADDRESS:

sdjones@planning.lacounty.gov